



Land south of Town House Road,  
Costessey

## Landscape and Visual Impact Assessment

Prepared by  
CSA Environmental

on behalf of  
Taylor Wimpey UK Ltd

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# CONTENTS

Page

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|     |  |    |
|-----|--|----|
| 1.0 | Introduction                                   | 2  |
| 2.0 | Landscape Policy Context                       | 3  |
| 3.0 | Site Context                                   | 9  |
| 4.0 | Site Description and Visibility                | 14 |
| 5.0 | Ability of the Site to Accommodate Development | 20 |
| 6.0 | Conclusion                                     | 27 |

## Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: Magic Map Extract and Heritage Information

Appendix E: Concept Masterplan

Appendix F: Extract of South Norfolk Landscape Designations Review

Appendix G: Methodology and Visual Effects Table

## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Taylor Wimpey UK Ltd to undertake a landscape and visual impact assessment of land at Townhouse Road, Costessey ('the Site'). The report supports an outline planning application for residential development, public open space and associated infrastructure. A Concept Masterplan is included in **Appendix E**.
- 1.2 The Site lies at the southern edge of Costessey in Norfolk. It lies within the parish of Costessey and within the jurisdiction of South Norfolk Council.
- 1.3 The Site is approximately 9.3 ha in size, and comprises a medium-sized rectangular field alongside an irregular-shaped part of an additional field, referred to in this document as Areas A and B, as shown on the Aerial Photograph in **Appendix B**. The location of the Site is shown on the Site Location Plan in **Appendix A**.
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the ability of the Site to accommodate the proposed development and the landscape and visual effects on the wider area.

### Methodology

- 1.5 This assessment is based on site visits undertaken by suitably qualified and experienced Landscape Architects in July 2016 and June 2017. The weather conditions at the time of the both visits were clear and visibility was good in near, middle and long distance views.
- 1.6 In landscape and visual impact assessment, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, from residential properties and also from public rights of way and other areas with general public access). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology used in this report is contained in **Appendix G**.
- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework ('NPPF')

- 2.1 National policy is set out in The National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 2.2 Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which it states should be seen as a golden thread running through both plan-making and decision-taking.
- 2.3 Paragraph 17 of the NPPF sets out the core planning principles which should underpin the plan making and decision taking process.
- 2.4 Principle 5 states that account should be taken of '*the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*'.
- 2.5 Section 7 of the NPPF sets out the requirements of good design and Paragraph 56 states that:
- 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*
- 2.6 Paragraph 58 states that local and neighbourhood plans should develop robust policies which set out the quality of development which will be expected based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions among others should aim to ensure development:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
  - are visually attractive as a result of good architecture and appropriate landscaping.
- 2.7 Paragraph 61 notes that planning policies should address the connections between people and place and the integration of new development into the natural, built and historic environment.

- 2.8 Section 11 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 109 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among others protecting and enhancing valued landscapes. Paragraph 118 of the document states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats including ancient woodland, unless the need for and benefits of the development clearly outweigh the loss.

### **Planning Practice Guidance**

- 2.9 The NPPF is supported by the Planning Practice Guidance ('PPG') which contains guidance on the design of new developments and on landscape and the natural environment, with reference to the relevant policy contained in the NPPF.
- 2.10 The Design section of the guidance describes the importance of good design as an integral part of providing sustainable development. Paragraph 6 (ID: 26-006-20140306) states:

*'Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives.'*

- 2.11 The following issues should be considered:
- local character (including landscape setting);
  - safe, connected and efficient streets;
  - a network of greenspaces (including parks) and public places;
  - crime prevention;
  - security measures;
  - access and inclusion;
  - efficient use of natural resources; and
  - cohesive and vibrant neighbourhoods.
- 2.12 The above factors have been considerations in developing the Concept Masterplan for the Site.
- 2.13 Paragraph 7 of the Design section notes that the successful integration of all forms of development with their surrounding context is an important consideration.
- 2.14 Paragraph 001 of the Natural Environment Section of the Guidance notes that one of the core principles of the NPPF is that planning should

recognise the intrinsic character and beauty of the countryside. It notes that *'Local Plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.'*

### **Local Policy Context**

- 2.15 South Norfolk Council, Broadland District Council, Norwich City Council and Norfolk County Council are in the early stages of working together to prepare the Greater Norwich Local Plan ('GNLP'). The Greater Norwich 'Call for Sites' was undertaken in May-July 2017. A number of supporting studies have been published to inform the preparation of the plan. The target is to complete and published a draft plan for consultation in late 2017 with adoption of the plan scheduled for December 2020.
- 2.16 The Site and the remainder of the field in which Area B is found are listed in the summary of the 'Call for Sites' as sites GNLP0284 and GNLP0206. No analysis has been undertaken or decisions made regarding any of the proposed Sites at the time of writing.
- 2.17 Until the emerging local plan is formally adopted the policies within The South Norfolk Local Plan (adopted 2011) remain the relevant insofar as they are in compliance with the NPPF.

### **South Norfolk Local Plan**

- 2.18 The South Norfolk Local Plan comprises a number of adopted planning documents included a Joint Core Strategy for Broadland, Norwich and South Norfolk, adopted in 2011, and amendments adopted in 2014. The Development Management Policies Document for South Norfolk was adopted in 2015 and also forms part of the South Norfolk Local Plan.
- 2.19 The main landscape policies from these documents relevant to the Site are as follows:
- 2.20 **Policy 2 Promoting Good Design** requires all development to be designed to the highest possible standards, respecting local distinctiveness including the landscape character and historic environment, as well as the varied character of market towns and villages.
- 2.21 **Policy DM1.4 Environmental Quality and Local Distinctiveness** states that the Council will work with developers to promote and achieve high quality and positive environmental improvement from all development. It notes that all development proposals must demonstrate an understanding and evaluation of the important environmental assets

including locally distinctive characteristics, and justify the design approach.

2.22 **Policy DM3.15 Outdoor Play Facilities and Recreational Space** requires new housing development to provide adequate outdoor play facilities and recreational open space appropriate to the level of development proposed.

2.23 **Policy DM4.4 Natural Environmental Assets - Designated and Locally Important Open Space** requires new development to respect the contribution that Important Local Open Spaces make to the form and character of the settlement. The woodland to the north of Town House Road at Greenhills is identified as an Important Local Open Space. The preamble to the policy recognises the contribution that woodlands in the Tud Valley, notably Green Hill Woods, north of the Site, make to the character of Costessey, in that they form an important backdrop of trees which in combination with low density development help contribute to the character of the settlement.

2.24 **Policy DM4.5 Landscape Character and River Valleys** states that all development should respect, conserve and enhance the surrounding landscape character, with particular regard to protecting the distinctive characteristics, special qualities and geographical extents of the identified rural river valleys, including the River Tud Valley in which the Site is located. It goes on to state that development proposals which cause a significant adverse impact on the distinctive landscape character of an area will be refused. The policy notes the following:

*'All development proposals will be expected to demonstrate how they have taken the following elements (from the 2001 South Norfolk Landscape Assessment as updated by the 2012 review) into account:*

- *The key characteristics, assets, sensitivities and vulnerabilities;*
- *The landscape strategy; and*
- *Development considerations.*

*Particular regard will be had to protecting the distinctive characteristics, special qualities and geographical extents of the identified Rural River Valleys and Valley Urban Fringe landscape character types.'*

2.25 **Policy DM4.8 Protection of Trees and Hedgerows** states that significant trees, woodland and traditional orchards should be retained and conserved where possible, as well as 'important' hedgerows as defined by the Hedgerows Regulations 1997.

2.26 **Policy DM4.9 Incorporating Landscape into Design** states that detailed development proposals must demonstrate a high quality of landscape



design, implementation and management, respecting the character and distinctiveness of the local landscape.

### **South Norfolk Place Making Guide SPD**

2.27 South Norfolk Council have produced the Place Making Guide (2012) as supplementary planning guidance in order to *'influence and raise the quality of design and layout of new development in South Norfolk'*.

2.28 **Section 2** of this document identifies the landscape character areas from the South Norfolk Landscape Assessment. The Site lies within the Tud Rural River Valley and the key design considerations based on the landscape assessment are as follows:

- *'Respect the sparsely settled character of the valley;*
- *Maintain the distinct and separate character of the settlements of Costessey and New Costessey;*
- *Prevent incremental development down the valley sides into this character area;*
- *Respect the character of existing vernacular buildings and integration with the rural landscape; and*
- *Consider the impact of any development on key views to and from the River Tud.'*

2.29 **Section 2** goes on to discuss the character of key areas for growth in the district, including at Costessey. It provides the following key design principles for new development in the settlement:

- *'Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas reflecting the existing distinctive character;*
- *New development respects the pattern of existing settlements in distinctive character areas;*
- *Materials should respond to existing finishes, although new materials could be introduced with more contemporary designs;*
- *Scale, form, material finishes respect the vernacular character of existing buildings in Old Costessey and surrounding settlements;*
- *Positioning of individual buildings and layout of group of buildings is sympathetic to the landscape pattern and character;*
- *Respond to boundary treatments in distinctive character areas. Old Costessey has high and low brick / flint walls, mature hedgerows and some railings; and*
- *Incorporate trees to provide a natural back drop to groups of buildings and to break up the built form.'*

2.30 **Section 3** provides place-making and design principles, including those for character:

- *'New development should be design to have a positive character that is appropriate for the place where it is located, the type of development to be provided and also the likely lifestyle of the occupiers; and*
- *The design of new development should be specific to its situation, in terms of the client's brief, the site and local context, based on an understanding of the local area.'*

## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site lies to the south of Town House Road, and east of Longwater Lane, at the southern edge of the settlement of Costessey. It occupies a rectangular field and an irregular-shaped part of a further field, on the valley sides above the River Tud. The Tud Valley and the associated farmland separate the settlement of Costessey from the built-up area of New Costessey which occupies the opposing valley side a short distance to the south. The Site location is illustrated on the plan contained in **Appendix A**.
- 3.2 The settlement at Costessey has grown up alongside the river valleys of the Tud and Wensum. It lies at the north-western edge of the urban conurbation associated with the built-up area of Norwich.
- 3.3 To the east of the Site is a residential estate at Lime Tree Avenue and Green Hills Close. It comprises semi-detached houses and bungalows dating from circa 1950s. The rear of the dwellings at Lime Tree Avenue are separated from the Site by a semi-mature band of trees and the long rear garden associated with The Old Coppers property adjacent to the north-east corner of the Site, on Town House Road.
- 3.4 The north of Area A is bound by Town House Road. Between Town House Road and the northern boundary of Area B sits the Grade II listed Church of Our Lady & Saint Walstan, which is well contained by mature trees within the grounds of the church. West of the church is a recent housing estate at Cleves Way and Husenbeth Close, which is enclosed to the south by a band of young woodland. To the west of Area B is St Augustines Catholic School and playing fields, and development along Longwater Lane.
- 3.5 Opposite Area A, at the northern edge of Town House Road, are several properties from the late twentieth century. To the east of these is the mature woodland at Green Hills which occupies the rising ground above Town House Road.
- 3.6 North of the Site, at the cross roads of Town House Road, West End and The Street is the centre of Costessey, comprising several shops and a public house. The historic core of Costessey, within the Old Costessey Conservation Area, lies along the route of The Street, at the northern extent of the settlement.
- 3.7 To the west of the Site, opposite the existing field entrance to Area B on Longwater Lane, sits The Costessey Centre, which includes a number of

community facilities including Longwater Lane Park and the Town Council offices.

- 3.8 To the south of the Site the land falls towards the route of the River Tud, beyond which it rises towards the edge of New Costessey. The intervening landscape is characterised by mixed farmland along the valley floor, and by a dense band of woodland at East Hill which follows the ridgeline along the top of the southern valley side. Poplar shelterbelts are a prominent feature within the valley, with a line of poplars containing the southern boundary of the central field, beyond the Site's extents.

### **National Landscape Character**

- 3.9 Natural England has produced profiles for England's National Character Areas ('NCA'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity, cultural and economic activity. The Site lies within the Central North Norfolk Character Area (NCA 78).
- 3.10 The Central North Norfolk NCA is described as comprising a gently undulating, sometimes flat landscape dissected by river valleys, with a tranquil agricultural landscape and a sporadically rationalised patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks.

### **Regional Landscape Character**

[South Norfolk Landscape Character Assessment \(2001\) and South Norfolk Local Landscape Designations Review \(2012\)](#)

- 3.11 The South Norfolk Landscape Character Assessment (2001), was produced by Land Use Consultants on behalf of South Norfolk Council.
- 3.12 As part of the evidence base for the emerging Local Plan, Chris Blandford Associates were appointed to undertake a review of the landscape character areas and River Valley extents identified in the original assessment. The purpose of the review was to identify changes in character and geographical extents owing to recent development. An extract of this review is included in **Appendix F**. The two documents should be read in conjunction with one another.
- 3.13 The Site is situated within the 'Tud Rural River Valley' Landscape Character Area A3, the key characteristics of which include:
- *'Small intimate rural valley with confined valley form and restricted views, although more distant views are possible from the upper slopes;*

- *Small scale river channel only evident at the points where it is crossed by the Costessey – New Costessey Road and the Ringland Road;*
- *Sand and gravel drift geology resulting in poor quality soils with areas of wooded common land with ‘healthy’ understorey;*
- *Intricate sinuous topography accentuated by the wooded valley sides and relatively narrow open valley floor;*
- *Small-scale, very sparse settlement comprising occasional isolated farmsteads. The pastoral valley floor creates an important ‘green’ gap between the settlements of Costessey and New Costessey which extend onto the upper valley sides;*
- *Remote, very rural character despite proximity to the City, as a result of extremely restricted access through the valley – with no roads or footpaths;*
- *Strongly wooded character with the presence of a mix of coniferous and deciduous large woodland blocks on the valley sides, plus long lines of poplar trees found in association with the river. Single trees and plantations of Scots pine are a distinctive feature;*
- *A wooded gateway to Norwich is created by the woodland present on the upper valley slopes. This is an important component of the landscape adjoining the Norwich Southern Bypass; and*
- *Distinctive agricultural landscape common on the valley sides created by earth fields and regularly spaced corrugated pig shelters, with other areas used for arable farmland.’*

3.14 The assessment identifies the principal sensitivities and vulnerabilities of the character area which include:

- *‘The need to conserve the remote rural character in the face of gradual incremental development ... which is impinging both visually and audibly on the valley; and*
- *Threat of suburbanisation and coalescence with settlement extending down the valley sides ...’*

3.15 The Landscape Strategy guidelines for the LCA A3 recommend conserving the remote rural quality of the Tud River Valley created by the open pastoral valley floor and wooded sides. The assessment identifies the following considerations for new development:

- *‘Respect the sparsely settled character of the valley, with occasional farm buildings and general absence of access by road or lane network east-west through the valley;*

- *Maintain the distinct and separate character of the settlements of Costessey [and New Costessey], with their location on the upper valley crest / ridge and prevent incremental development down the valley sides into this character area;*
- *Maintain the open pastoral valley floor which provides an important natural green corridor and strategic gap to prevent coalescence of Costessey [and New Costessey]; and*
- *Consider the impact of any development upon the wooded quality of the landscape.'*

3.16 From our own assessment of the Site and the surrounding area we would note that it is fairly typical of the Tud Rural River Valley Landscape Character Area, comprising farmland on the valley side, blocks of woodland and lines of poplars along the valley floor. The character of the Site, however, is influenced by its proximity to neighbouring development.

### **Designated Sites and Heritage Assets**

3.17 The Site is not covered by any statutory or non-statutory designations for landscape character or quality (Please refer to the plan in **Appendix D**).

3.18 There are no Scheduled Monuments or Listed Buildings on the Site. The nearest Listed Buildings lie to the north and west of the Site at Our Lady and St Walstan Church, Thatched Cottage 11 and Tudor Barn 28. The Old Costessey Conservation Area lies within the north of the settlement, approximately 0.4km to the north of the Site (please refer to the plan in **Appendix D**), separated by intervening built development.

3.19 The River Wensum, located approximately 0.4km north of the Site, is designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

### **Tree Preservation Orders ('TPO')**

3.20 There are no Tree Preservation Orders covering any trees within the Site. The area of woodland at Green Hills Wood to the north-east of the Site is covered by a TPO no.272. This was ascertained by studying the South Norfolk Online Planning Mapping on 12 June 2017.

### **Public Rights of Way**

3.21 There are no public rights of way (PROW) crossing or immediately adjoining the Site.

- 3.22 The nearest public rights of way are public footpaths FP11 and FP12 which both lead north from Town House Road to the north-east of the Site forming a circular walk through the wooded area of Green Hills.
- 3.23 Public bridleways BR7 and BR8 both lead east from Folgate Lane on the eastern edge of Costessey, connecting to the Marriott's Way recreational route and the northern edge of New Costessey to the south-east.
- 3.24 To the south of the Site the woodland at East Hill is publicly accessible, although it is not crossed by a designated footpath route.

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site comprises a rectangular field located to the south of Town House Road, and a part of a further field which lies to the west of this field. For the purpose of this document, these areas are referred to as Areas A and B, as illustrated on the Aerial Photograph at **Appendix B**. Area A currently comprises a rough grassland sward and is subdivided by temporary fencing into a number of horse grazed paddocks. Area B currently comprises arable farmland. The Site and its immediate context are shown on the photographs contained in **Appendix C**.

### Area A

- 4.2 The northern boundary with Town House Road is defined by a largely defunct hedgerow, comprising elm, ivy and the occasional shrubby ash and hawthorn. It sits atop a bank which rises gradually from the field access at the north-east corner of the Site to the north-western corner of Area A.
- 4.3 To the east, conifer hedging extends along the boundary with the adjacent dwelling and garden. At the mid-point of the boundary this is replaced by bramble scrub, whilst the remainder of the boundary is defined by a chain-link fence.
- 4.4 The southern boundary is defined by a post and wire fence, however is otherwise open save for a single oak and band of scrub to the east and the access gate into Area B.
- 4.5 The western boundary, is defined by a dense field hedge and a small number of hedgerow trees. The northern section of the boundary contains numerous significant, mature trees within the grounds of, and at the boundary with the church.

### Area B

- 4.6 The northern boundary is formed by a mixed native hedgerow which sits in front of a dense band of young woodland, associated with the housing development at Cleves Way. Species present include Ash and Field Maple.
- 4.7 The eastern boundary comprises the field hedgerow and fencing which separate Area B from Area A. A short section of mixed native hedgerow with mature hedgerow trees separates Area B from the adjacent housing estate to the east. There is also an unofficial pedestrian link into the Site from the adjacent properties at this point.



- 4.8 The southern Area boundary is undefined but follows westwards from the southern extent of development at Lime Tree Avenue.
- 4.9 The western Area boundary is formed to the south by a mature, mixed native hedgerow which includes a number of mature hedgerow trees, including Poplars. The northern stretch comprises a less established hedgerow, which is formed of predominantly native species. This stretch of hedgerow thins to the north and stops before the north-east corner, leaving a small length of chain-link fence to form the boundary here.
- 4.10 A field access path is located between the south-west corner of Area B and Longwater Lane is defined by gates on the western and eastern extents and comprises a mixed native hedgerow with mature trees and some gaps at points to allow access to the adjacent field and gardens to the north and south.

### **Topography**

- 4.11 The Site's topography slopes gently from the north-east, at the boundary with Town House Road, from approximately 20m Above Ordnance Datum ('AOD') to a low point of approximately 15m AOD in the south-east corner.
- 4.12 The land to the south of the Site continues to fall to around 10m AOD at the base of the River Tud valley before rising up to around 40m AOD at New Costessey. Land to the north of the Site rises up to around 35m AOD at Green Hills.

### **Landscape Quality, Sensitivity and Value**

- 4.13 The Site occupies a rectangular field and part of an adjacent field to the south of Town House Road and east of Longwater Lane. It is bordered by existing housing in the town to the north, east and west and by the church of Our Lady and St Walston to the north-west. There are no notable landscape features contained within the Site save a small number of mature hedgerow trees, the established hedgerow boundaries and sections of hedgerow between the two Areas.
- 4.14 The Site lies on the middle slopes of the Tud River Valley and forms part of the wider farmland which occupies the lower slopes and valley floor. It shares some of the attributes associated with the Tud Rural River Valley LCA as described in the South Norfolk Landscape Character Assessment. Despite this, due to the Site's proximity to the existing settlement, its rural character is somewhat eroded by neighbouring housing development. The Site is therefore considered to be of **medium** landscape quality and sensitivity.

- 4.15 To the south of the Site is mixed farmland which occupies the base of the valley floor and rises to the woodland at East Hills which occupies the ridge to the south. There are a number of bands of mature poplar trees which define nearby field boundaries which are also characteristic of the river valley character area. Overall the wider landscape to the south of the Site is considered to be of **medium** landscape quality and **medium - high** sensitivity to residential development.
- 4.16 The neighbouring townscape comprises twentieth century housing and is undistinguished in terms of character. The exception is the Grade II listed Church of Our Lady and St Walstan, however, this is well contained by mature boundary vegetation and the building makes little contribution to the adjoining street scene, although the flint knapped wall at the boundary to the church is an attractive feature. In addition, the woodland which occupies the rising ground at Green Hills makes an important contribution to the character of the settlement and views from the wider landscape.
- 4.17 Overall, the adjoining built development is considered to be of **medium** townscape quality and **medium to low** sensitivity to new housing of a similar scale. The listed church and the woodland at Green Hills are considered to be of **high** townscape / landscape quality and **medium** sensitivity.
- 4.18 The concept of landscape value is also important, and is included in assessments in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. Factors such as cultural association, recreational use and intangible qualities such as wildness are important in terms of determining landscape value.
- 4.19 The Site has pleasant but unexceptional scenic qualities and contains no recognised heritage assets. It has no statutory or non-statutory designations for landscape character. There are some opportunities for views of the valley landscape beyond the Site from the public realm which are likely to be valued at a local level, however, these are limited in scope and there is no public access to the Site. The Site is therefore considered to be of **medium** landscape value.

### **Visibility**

- 4.20 The Site is well contained by neighbouring development, woodland and topography in views from the north, east and west. Opportunities to view the Site from the River Tud Valley to the south are restricted by the limited public access to this area.

- 4.21 The following section describes representative views of the Site from public vantage points in the vicinity.

#### North

- 4.22 There are views of Area A from the section of Town House Road which extends alongside the northern boundary of Area A (**Photographs 01 and 02**). These are restricted along the western section by virtue of the embankment to this section of the route (**Photograph 22**). There are more open views across the valley landscape from the field access to the east, and from the access to Hinshalwood Way (**Photograph 23**).
- 4.23 To the west of Area A, views from the approach along Town House Road are limited by vegetation within the grounds of the church and neighbouring housing (**Photographs 21 and 22**).
- 4.24 There are views across Area A and into the east of Area B from the frontage of approximately 7 dwellings which face Area A on the northern edge of Town House Road (**Photograph 10**).
- 4.25 Views from the footpaths which pass through the woodland at Green Hills are prevented owing to the density of the surrounding vegetation. Further north, views are prevented by the rising topography and woodland in the vicinity of Green Hills and by the neighbouring development to the north.
- 4.26 Views from The Catholic Church of Our Lady and Saint Walstan and the existing properties on Cleves Way are screened to the south by the dense vegetation on the northern boundary to Area B (**Photograph 15**). There are filtered views of the church from Area A through a gap in the western boundary hedgerow (**Photograph 04**).

#### East

- 4.27 There are views from rear, upper floor windows of the dwellings which border the Site to the east. These are heavily filtered by the semi-mature tree line which extends alongside the boundaries of these properties (**Photograph 09**). There are more open views available from the extensive rear garden of The Old Coppers property which adjoins the Site off Town House Road.
- 4.28 The two most southerly properties on the western side of Lime Tree Avenue have views into Area B through the gap in the eastern boundary hedgerow (**Photograph 11**).
- 4.29 Views from public vantage points on Lime Tree Avenue are limited to glimpsed views of Area A between buildings, which again are restricted by rear garden vegetation (**Photograph 24**).

## South

- 4.30 There are several bungalows located on a network of private roads to the east of Longwater Lane, which have views towards the Site from the access road, however, these are filtered by the intervening line of poplars (**Photograph 25**). Beyond this, there is no public access to the farmland which extends along the valley floor.
- 4.31 Views from the publicly accessible woodland at East Hill are extremely limited by the dense vegetation which encloses the trodden routes through the woodland. Along the informal path in the northern part of the woodland, there are heavily filtered views through occasional breaks in the vegetation. Where views exist, these are predominantly of the northern part of Area A, which can be seen on the opposing valley side (**Photographs 26 and 27**). In winter, the Site will be more visible when the vegetation is out of leaf, however, views will still be very limited.

## West

- 4.32 There are heavily filtered views of Area B from the upper floors of the properties to the east of Longwater Lane, north of the existing field access. These views are seen over rear gardens and the school playing fields, towards the western part of Area B. Views are more readily available where there is a gap in the western boundary hedgerow and where existing vegetation is lower.
- 4.33 Filtered views of the Site from the properties to the east of Longwater Lane, south of the existing field access, may be possible in the winter when dense field boundary vegetation to the south and west of Area B is not in leaf. When the trees are in leaf, views from here are predominantly screened by the dense vegetation, however, occasional breaks in the taller vegetation allow some views to the higher parts in the north-east corner of Area B (**Photograph 16**). Views from properties to the west of Longwater Lane are screened by the properties to the east of the road.
- 4.34 Heavily filtered, glimpsed views of Area B are possible from public vantage points on Longwater Lane. As above, the dense field boundary vegetation to the south and west of Area B screens views apart from occasional breaks in the taller vegetation, which allows some views to the higher parts in the north-east corner of Area B (**Photographs 19 and 20**).
- 4.35 Heavily filtered views of the upper floors and roofs of some of the properties on Hall Drive are possible from within Area B. Hall Drive is a private road so further assessment of the impact of views from here was

not possible, however, there is limited intervisibility between the two, due to intervening vegetation.

- 4.36 Heavily filtered views of the higher parts of the Grade II listed remains of Costessey Hall are possible from points within Area B. The building is a part of the grounds at the Costessey Park Golf Club and is derelict and unused as a residential dwelling.

## 5.0 ABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 This following section assess the ability of the Site to accommodate the proposed development with associated infrastructure and considers potential impacts on the character of the landscape and visual amenity.

5.2 The proposed development comprises up to 200 new homes, open space and associated infrastructure. The residential development comprises built form predominately two storeys in height with some 2.5 storey buildings towards Town House Road. The development proposals have been informed by the findings of this assessment.

5.3 The key landscape opportunities and constraints shown on the Concept Masterplan include:

- Retention and reinforcement of existing boundary vegetation;
- New tree belt planting to define the southern boundary to Area B, creating a defensible edge to the settlement;
- Vehicular access from Townhouse Road with pedestrian and cycle links to Longwater Lane;
- Pedestrian routes across the Site, creating links from the existing settlement to the new areas of open space;
- Open space in the north of the Site to respect the setting of the listed church and to provide an attractive frontage to the new housing area and to the south of the Site to form a more sensitive edge;
- Sensitive siting and design of buildings alongside the southern edge with the adjoining countryside;
- Accommodate surface water runoff in landscaped sustainable drainage features alongside the southern Site boundary; and
- Provide new play areas at the northern and southern edges of the Site for the benefit of new and existing residents.

### Relationship to Existing Development

5.4 The Site is well related to existing housing within the settlement of Costessey, with residential development at Lime Tree Avenue, Town House Road and Longwater Lane bordering the Site to the east, north and west respectively. To the north of Areas B is the Church of Our Lady and St Walston, which assists in further anchoring the Site within the built envelope of the settlement. West of the church is recently constructed housing at Cleves Way and Husenbeth Close. The settlement centre and associated facilities, including shops and a public house lie approximately 200 metres to the north of the Site and The Costessey

Centre with associated park and community facilities lies a short distance to the west on Longwater Lane.

### **Separation of Costessey and New Costessey**

- 5.5 The Site lies within the River Tud Valley and forms a component of the rural landscape which separates the adjoining built areas of Costessey and New Costessey. The South Norfolk Landscape Character Assessment recognises the function that this open land plays in maintaining a 'green' gap between the two settlements.
- 5.6 Development at the Site will result in the loss of an existing field and part of a further field which lie within the river valley. Despite this, it will not cause a significant reduction in the 'gap' nor will it impact materially on the role the landscape plays in retaining the separation between these built up areas, for the following reasons:
- The Site is closely related to the built up edge at Costessey;
  - Development will extend no further south than existing housing at Lime Tree Avenue and Longwater Lane;
  - The physical distance between the settlements will remain comparable;
  - The proposals will not intrude significantly on the rural character of the landscape of the valley floor;
  - New planting will reinforce the boundary between the two settlements; and
  - There are limited opportunities to view the Site from public vantage points to the south and there is no intervisibility between the housing in Costessey and New Costessey.

### **Landscape Features**

- 5.7 The Site contains few landscape features of note and these are contained to the Site boundaries and internal hedgerows and do not pose a significant constraint to development. Although development at the Site will necessitate the removal of some small sections of boundary and internal hedgerow to allow access across the Site, the proposal will reinforce the existing landscape features at the boundaries and will include new areas of tree, shrub planting and species rich grassland within areas of open space and plot frontages. The proposals will deliver a net increase in tree cover and species diversity which will complement the treed character of the river valley.

### **Public Rights of Way**

- 5.8 There are no public footpaths which will be directly affected by development at the Site. In addition, there are no public footpaths

located within the vicinity which will experience any indirect material visual effects, although there are some views from the woodland at East Hills which are discussed below.

- 5.9 The Site is not accessible to the general public, although, there is evidence of unofficial use by dog walkers. The proposals will provide a new accessible area of open space allowing views into the river valley.

### **Visibility**

- 5.10 The visual appraisal in Section 4 identifies that the Site is well contained in views from the north, east and west by a combination of built development, woodland and rising topography. Furthermore, although housing will be visible from the countryside to the south, there are limited opportunities for views from public vantage points.
- 5.11 The visual effects on the key views of the Site are briefly discussed below.

#### North

- 5.12 Views from Town House Road are limited to the section of the route in proximity to the Site boundary, beyond which views are restricted by adjacent development. Development at the Site will impact on the existing view across the Site to the adjoining valley landscape, however this is only readily apparent from the existing field access and from the approach along Hinshalwood Way. In other locations, views are restricted by the change in level at the Site boundary and by patchy vegetation at the Site frontage.
- 5.13 The Concept Masterplan illustrates how housing will be set back from the frontage and landscaping will be provided within open space alongside Town House Road. By adopting a sensitive approach, new housing and landscaping can be accommodated which makes a positive contribution to the adjoining street scene. The existing view from the field access will be lost, however, there will be opportunities for views to the adjoining valley from the public realm and open spaces within the new development.
- 5.14 There are approximately three dwellings which overlook the northern Site boundary. In views from these properties the new Site access will be readily visible, however, housing can be set back behind an area of open space. Existing views towards the Tud River Valley will be lost but new housing will not be particularly intrusive or overbearing.
- 5.15 Views from the grounds of Our Lady and St Walston Church are heavily filtered by mature vegetation. Filtered views of housing will be available in the winter months, however, the Concept Masterplan shows how



development can be pulled back from this boundary to respect the setting and visual amenity of the church.

#### East

- 5.16 Views from the rear of dwellings at Lime Tree Avenue are limited to the first-floor windows and filtered by the intervening tree line such that appropriately sited development will have little impact on their visual amenity. There will be oblique views of the new housing from the upper rear windows of the property located at the north-east corner of the Site, however, any loss of visual amenity will not be significant.
- 5.17 Views from the rear of the two most southern dwellings at Lime Tree Avenue will change to filtered views of the southern extents of the proposed areas of public open space. Proposed and existing field boundary vegetation will prevent views to proposed development.

#### West

- 5.18 Views of the proposed development in Area B will be possible from the rear of the properties to the west between Area B and Longwater Lane. Despite this, views will be limited to upper floor windows and separated by the intervening school playing fields. Existing garden and boundary vegetation, supplemented by proposed planting, will further filter views of housing at the Site and the proposals will have little impact on the visual amenity of the dwellings.
- 5.19 There will be little change to views from Longwater Lane as housing in Area B is well set back from the road behind an area of open space and views are heavily filtered by intervening field boundary vegetation.

#### South

- 5.20 Opportunities to view development at the Site from vantage points to the south are limited by the lack of public access to this area. In views from the farmland to the south, which is not publicly accessible, development will be visible on the rising ground of the Site. In these views, development will lie in proximity to existing housing and will not appear contrary to the pattern of development in the settlement, extending no further down the valley side than the housing to the east and west. The proposed tree belt planting along the southern boundary will provide a robust boundary to the settlement edge and soften views of the new housing.
- 5.21 Views from the woodland at East Hills are largely prevented by the density of vegetative cover. In the limited locations where breaks in the vegetation occur, there will be heavily filtered, glimpsed views of

housing at the Site. These views will be seen in the context of the existing settlement pattern, will not be intrusive and will not impact materially on the amenity and enjoyment of this woodland walk.

- 5.22 Heavily filtered views of roof tops of some of the properties in Area B may be visible from the upper floors of some of the properties to the south of Hall Drive and from the derelict Grade II listed remains of Costessey Hall in the Costessey Golf Course. Planting within the Site will further filter these views, which will only be seen in the context of the surrounding existing development in Costessey.

### **Landscape / Townscape Effects**

- 5.23 As set out in Section 4, the Site is not covered by any statutory or non-statutory designations for landscape character or quality. It lies within the Tud Rural River Valley Character Area and Policy DM4.5 of the adopted South Norfolk Development Plan states that all development should respect, conserve and enhance the characteristics and special qualities of the rural river valleys.
- 5.24 The key characteristics of the Tud River Valley are described in the South Norfolk Landscape Character Assessment and the South Norfolk Local Landscape Designations Review as set out in Section 3. These documents note that the river valley is characterised by a remote rural character, sparse settlement pattern, pastoral valley floor and strongly wooded character on the valley sides.
- 5.25 The geographically extents of the Tud Rural River Valley character area are shown on Figure 3.1 contained within **Appendix F**. This map illustrates that the settlement of Costessey is contained by the River Valleys of the Tud and the Wensum, with the boundaries of the character areas following the built extents at the edge of the settlement. Built development at the edge of Costessey would therefore inevitably lie within one of the defined rural river valley character areas.
- 5.26 The Site comprises an area of farmland which occupies the valley sides above the River Tud. It is closely associated with existing housing and development within the settlement at Costessey which border it to the north, east and west and does not possess the remote rural character found elsewhere within the character area. In terms of landscape character, it is generally pleasant and is considered to be of **medium** landscape quality and sensitivity.
- 5.27 The Concept Masterplan has been developed to address concerns about the impact of new housing at the Site on the character of the valley landscape and to address the sensitivities and development

considerations set out in the published landscape guidance. The following points are of relevance:

- Development would be well related to existing housing and would extend no further south into the valley than existing development at Lime Tree Avenue and Longwater Lane;
- Development would not intrude on the sensitive pastoral landscape of the valley floor;
- Development would not result in coalescence with New Costessey;
- There are limited opportunities to view development from public vantage points within the farmland to the south of the Site;
- Development can retain the majority of the existing landscape features and makes provision for new tree planting to add to the overall wooded character of the valley; and
- The proposals make provision for new landscaping along the southern edge of the Site which would provide an appropriate edge to the development and assist in anchoring the proposals within the existing settlement at Costessey.

5.28 Development at the Site would result in the loss of an area of pleasant but not overly distinguished farmland on the valley slopes above the River Tud. Notwithstanding this, housing in this location would be consistent with the existing settlement pattern and would not intrude significantly on the adjoining landscape of the valley floor.

5.29 Similarly, open space and landscaping along the frontage of Town House Road will provide an appropriate setting for the new housing and edge to the Site. Development will continue the built up edge along Town House Road which is present to the east of the Site and will not look out of character in this location.

5.30 The Site therefore has the ability to accommodate the proposed development without material effects on landscape / townscape quality.

### **Compliance with Landscape Planning Policy**

5.31 The Concept Masterplan shows how an appropriate residential scheme can be delivered at the Site which would be well related to existing housing in the village, located in a sustainable location and which respects the landscape features of the Site and the character of the Tud River Valley. The Site is not covered by any statutory or non-statutory designations for landscape character and the proposals would not result in a material adverse effect on the character or views from the Tud River Valley. Accordingly, development at the Site could be delivered in

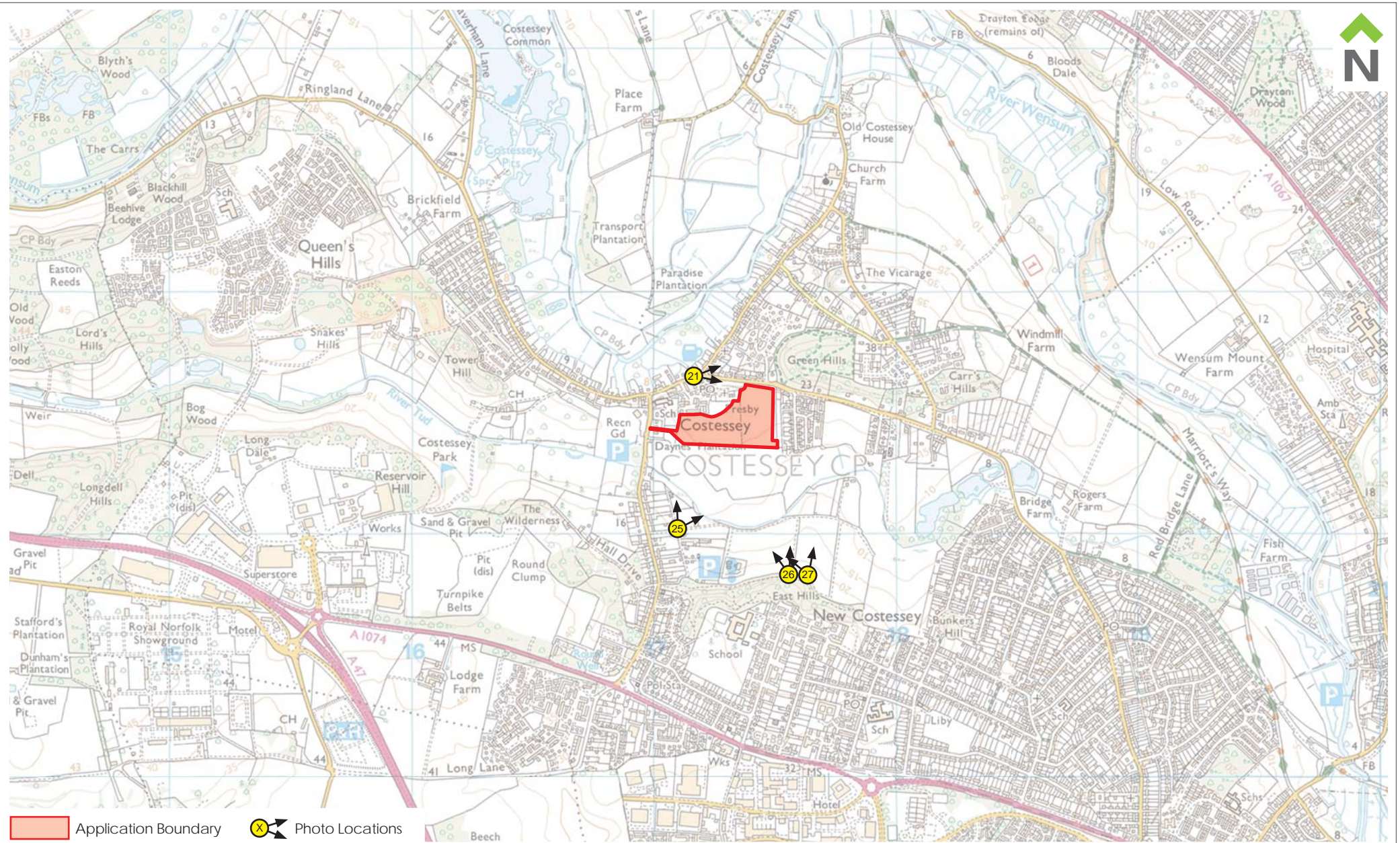
a manner which is consistent with the objectives of national and local landscape policy.

## 6.0 CONCLUSION

- 6.1 The Site lies to the south of Town House Road at the southern edge of the settlement of Costessey. It comprises a medium-sized rectangular field alongside an irregular-shaped part of a further field on the valley sides above the River Tud. The Tud valley and the associated farmland separate Costessey from the built-up area of New Costessey which occupies the opposing valley side to the south.
- 6.2 This assessment has informed the preparation of a Concept Masterplan which illustrates how up to 200 dwellings, open space and associated infrastructure can be accommodated at the Site.
- 6.3 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It comprises an area of farmland which is well related to built development within Costessey. It lies within the Tud River Valley; however, it contains few significant landscape features and is influenced by its proximity to the built-up edge of Costessey. Development would, therefore, not be at odds with the existing settlement and would be accommodated in a manner which respects the setting and character of the river valley.
- 6.4 The visual assessment identified that the Site is well contained in views from the north, east and west by a combination of built development, woodland and rising topography. Furthermore, although housing will be visible from the countryside to the south, there are limited opportunities for views from public vantage points.
- 6.5 In conclusion, this landscape and visual impact assessment of the Site found that development could be accommodated which is well related to the existing pattern of development in Costessey; it would not impact materially on key views or the adjoining landscape of the Tud River Valley; nor would it intrude on the separation between the built-up areas of Costessey and New Costessey.

## **Appendix A**

Site Location Plan



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**Project** Land south of Town House Road, Costessey  
**Drawing Title** Site Location Plan  
**Client** Taylor Wimpey UK Ltd

**Date** July 2016  
**Scale @ A4** NTS  
**Drawn** CM  
**Drawing No.** CSA/3022/101  
**Rev** A  
**Checked** CA

## **Appendix B**

Aerial Photograph





 Application Boundary     Photo Locations



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|               |  |            |           |             |              |
|---------------|--|------------|-----------|-------------|--------------|
| Project       | Land south of Town House Road, Costessey | Date       | July 2016 | Drawing No. | CSA/3022/102 |
| Drawing Title | Aerial Photograph                        | Scale @ A4 | NTS       | Rev         | A            |
| Client        | Taylor Wimpey UK Ltd                     | Drawn      | CM        | Checked     | CA           |

## **Appendix C**

Photosheets

Trees within Site

Town House Road

Northern Site boundary



View west along Town House Road **Photograph 01**  
(July 16)

Area A

Internal hedgerow

Northern Site boundary

Town House Road



View from Town House Road at north east corner of Area A **Photograph 02**  
(July 16)



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**Drawing Title** Photosheets

**Client** Taylor Wimpey UK Ltd

**Drawing No.** CSA/3022/103 **Rev** A

**Date** July 2016

**Drawn** CM **Checked** CA

Southern boundary to Area A

Approximate location of southern Site boundary

Area A

Internal hedgerow between Areas A and B



Internal hedgerow between Areas A and B

View south-west across Area A from the north-east corner within the Site **Photograph 03 (July 16)**



View west towards the Grade II listed Catholic Church of Our Lady and St Walstan from the eastern Site boundary **Photograph 04 (June 17)**



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**Date** July 2016

**Drawn** CM **Checked** CA

Internal hedgerow between Areas A and B

Area A

Existing properties on Town House Road



View west across Area A from approximate centre of eastern Site boundary **Photograph 05**  
(June 17)

Area B

Internal hedgerow between Areas A and B

Area A



View across the Site from south-east corner within Area A **Photograph 06**  
(June 17)



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**Date** July 2016

**Drawn** CM **Checked** CA

Internal hedgerow between Areas A and B

Area A



overlap

Green Hills Woodland

Eastern Site boundary



overlap

View north from southern boundary within Area A **Photograph 07**  
(July 16)



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Approximate location of southern Site boundary



overlap

East Hills Woodland



overlap

View south from southern edge of Area A **Photograph 08**  
(July 16)



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overlap

View east and south from the western Site boundary within Area A **Photograph 09**  
(July 16)



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| <b>Project</b>       | Land south of Town House Road, Costessey | <b>Drawing No.</b> CSA/3022/103 | <b>Rev</b> A      |
| <b>Drawing Title</b> | Photosheets                              | <b>Date</b> July 2016           |                   |
| <b>Client</b>        | Taylor Wimpey UK Ltd                     | <b>Drawn</b> CM                 | <b>Checked</b> CA |



Northern Site boundary

Existing properties on Town House Road



View of properties north of Area A from within Site **Photograph 10**  
(July 16)

Internal hedgerow between Areas A and B

Existing properties on Lime Tree Avenue

Area B

Eastern Site boundary



View of properties east of Area B from within Site **Photograph 11**  
(June 17)



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**Drawing Title** Photosheets

**Client** Taylor Wimpey UK Ltd

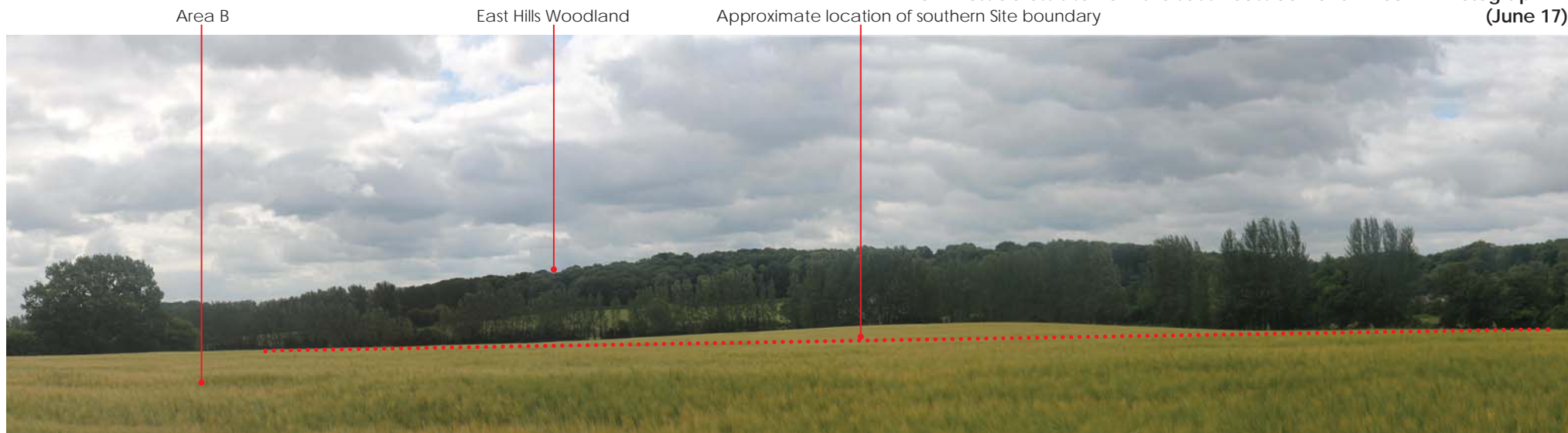
**Drawing No.** CSA/3022/103 **Rev** A

**Date** July 2016

**Drawn** CM **Checked** CA



View west across Site from the south-east corner of Area B **Photograph 12 (June 17)**



View south towards East Hill Woodland from northern boundary of Area B **Photograph 13 (June 17)**



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| <b>Project</b>       | Land south of Town House Road, Costessey | <b>Drawing No.</b> CSA/3022/103 | <b>Rev</b> A      |
| <b>Drawing Title</b> | Photosheets                              | <b>Date</b> July 2016           |                   |
| <b>Client</b>        | Taylor Wimpey UK Ltd                     | <b>Drawn</b> CM                 | <b>Checked</b> CA |

Northern Site boundary

Internal hedgerow between Areas A and B

Approximate location of southern Site boundary

Area B



View south-east across Site from the north-west corner of Area B **Photograph 14**  
(June 17)

Northern Site boundary

Area B

Internal hedgerow between Areas A and B

Approximate location of southern Site boundary



View north-east across Area B from the south-west corner of Area B **Photograph 15**  
(June 17)



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**Date** July 2016

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View south from the existing field access from Longwater Lane to Area B **Photograph 16**  
(June 17)



View south along Longwater Lane **Photograph 17**  
(June 17)



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**Rev** A

**Date** July 2016

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Entrance to Site



View east into Site from Longwater Lane **Photograph 18**  
(June 17)



View north along Longwater Lane **Photograph 19**  
(June 17)



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View north-east towards the Site from Longwater Lane **Photograph 20**  
(June 17)



View east from Costessey village centre **Photograph 21**  
(July 16)



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**Drawing Title** Photosheets

**Client** Taylor Wimpey UK Ltd

**Drawing No.** CSA/3022/103 **Rev** A

**Date** July 2016

**Drawn** CM **Checked** CA

Town House Road

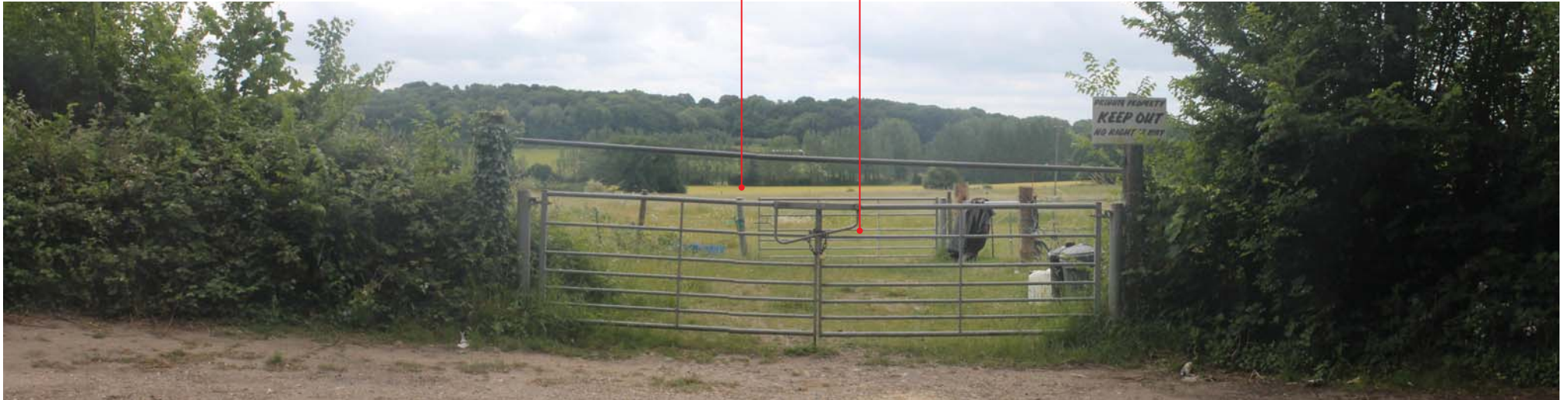
Northern Site boundary



View east along Town House Road from north-west corner of Area A **Photograph 22**  
(July 16)

Area B

Area A



View south across Site from existing field entrance on Town House Road **Photograph 23**  
(June 17)



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**Drawing Title** Photosheets

**Client** Taylor Wimpey UK Ltd

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**Date** July 2016

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View west from Green Hills Close **Photograph 24**  
(July 16)



View from access tack to bungalows at rear of Longwater Lane **Photograph 25**  
(June 17)



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**Date** July 2016

**Drawn** CM **Checked** CA



Site

Properties on Town House Road



View from informal path in East Hills Woodland **Photograph 26**  
Properties on Green Hills Close and Nursery Lane **(July 16)**

Site



View from informal path in East Hills Woodland **Photograph 27**  
**(June 17)**



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**Drawing Title** Photosheets

**Client** Taylor Wimpey UK Ltd

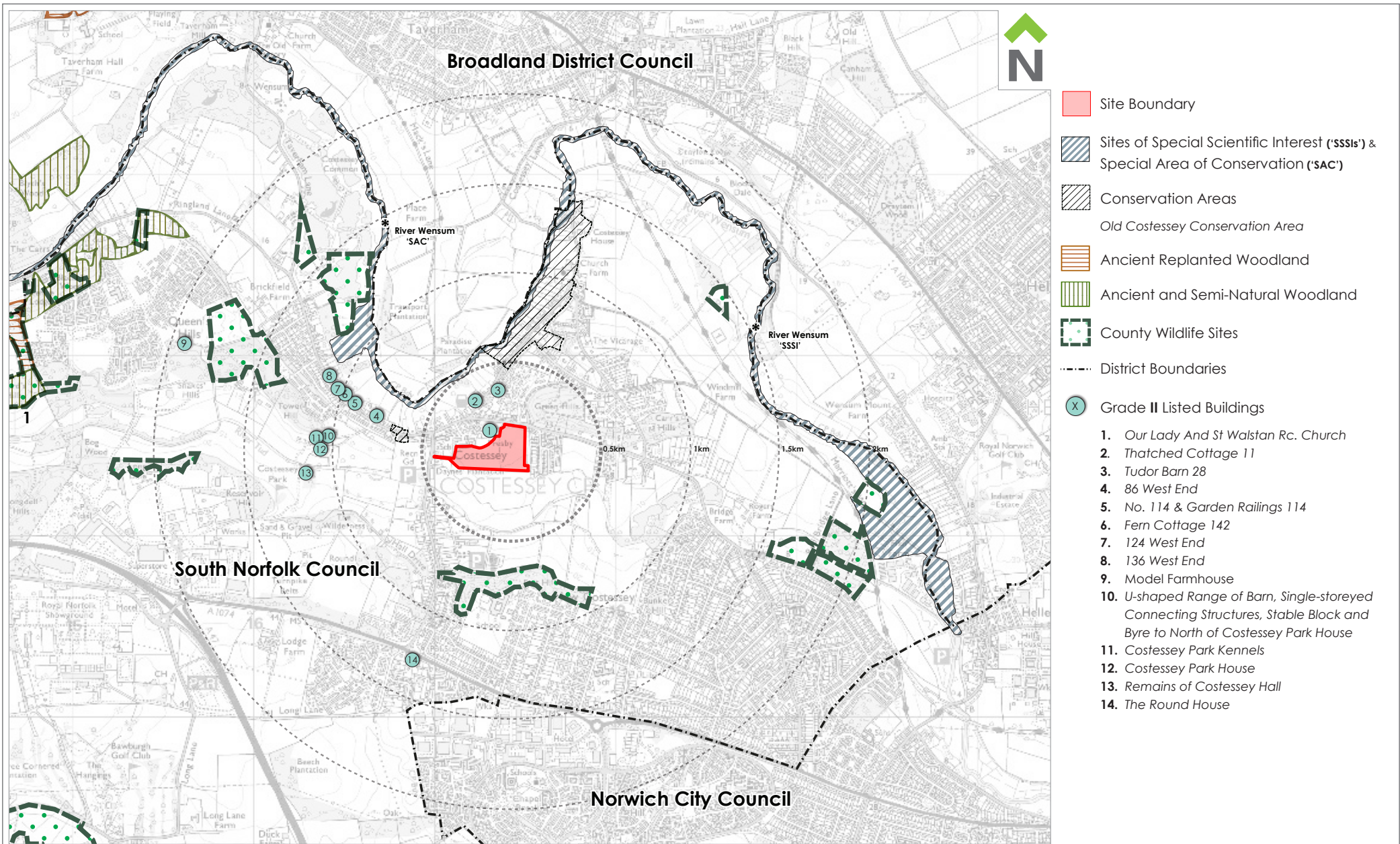
**Drawing No.** CSA/3022/103 **Rev** A

**Date** July 2016

**Drawn** CM **Checked** CA

## **Appendix D**

MAGIC map Extract and Heritage Information



Dixies Barns, High Street,  
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**Project** Land south of Town House Road, Costessey

**Drawing Title** MAGIC Map Extract & Heritage Information

**Client** Taylor Wimpey UK Ltd

**Date** July 2016

**Scale @ A4** NTS

**Drawn** CM

**Drawing No.** CSA/3022/104

**Rev** -

**Checked** CA

## **Appendix E**

Concept Masterplan



- 0 10 20 30 40 50 metres
- Site Boundary: 8.90ha
  - Potential residential area: 5.76ha  
Approx. 202 dwellings @ 35 dph
  - ↗ Potential vehicular access point
  - ↔ Potential emergency and pedestrian/cycle access
  - ↔ Existing main vehicular routes through Costessey and existing bus stops
  - ↔ Potential spine road through development
  - ↔ Potential secondary roads
  - ↔ Existing public footpath
  - ↔ Potential recreational routes
  - ↔ Potential pedestrian linkages
  - Existing vegetation
  - New public open space: 3.14ha  
(To include new landscaping & tree planting, SuDs features & Children's Play Areas)
  - ★ Children's Play Area: 570sqm each
  - ★ Potential location for SuDs feature:  
(Opportunity to enhance wildlife biodiversity and farm integrate part of green infrastructure)
  - Existing electric overhead cable (to be undergrounded)
  - Existing electric high voltage cable (to be undergrounded)
  - Existing water main
  - ★ Existing facilities in Costessey
  - ★ Green Hills - Important Local Open Space

**CSA**  
environmental

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Project: Land south of Town House Road, Costessey

Title: Concept Masterplan

Client: Taylor Wimpey UK Ltd

Scale: 1:1250 @ A2    Drawn: SE

Date: July 2016    Checked: RR

Drawing No. CSA/3022/100    Rev: D

New tree planting to form a strong boundary to the settlement edge

Pocket greens will break up the streetscene and aid legibility through the development

Framed views to the countryside beyond

| Rev | Date     | By | Description            |
|-----|----------|----|------------------------|
| D   | 22.08.17 | SM | Site boundary amended. |
| C   | 08.08.17 | SM | SuDs feature moved.    |

## **Appendix F**

Extract of South Norfolk Local Landscape Designations Review



South Norfolk Council

**South Norfolk  
Local Landscape Designations Review**

Landscape Character Areas & River Valleys  
in the Norwich Policy Area

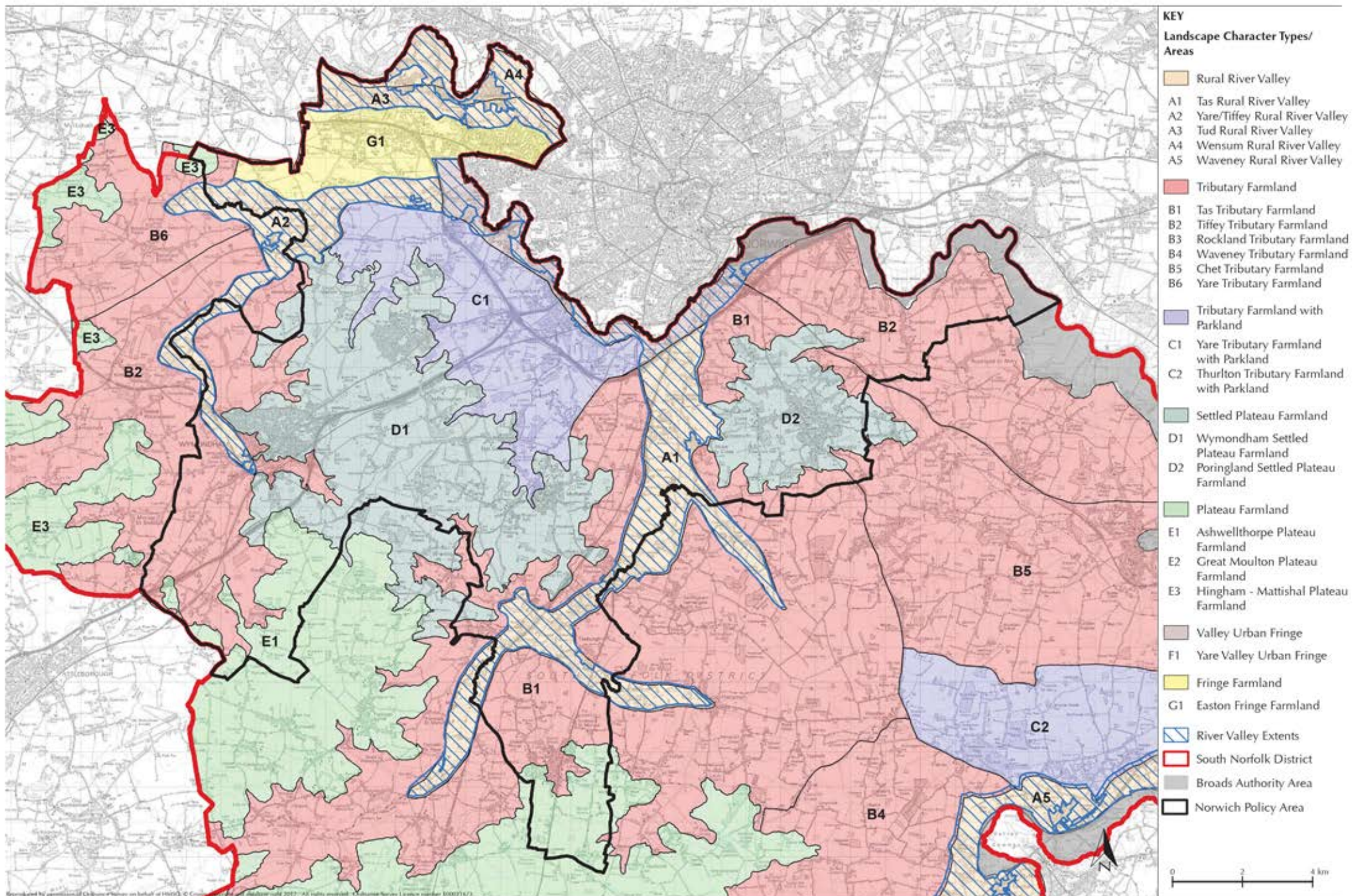


FIGURE 3.1  
 Landscape Character Areas  
 and River Valleys in the  
 Norwich Policy Area



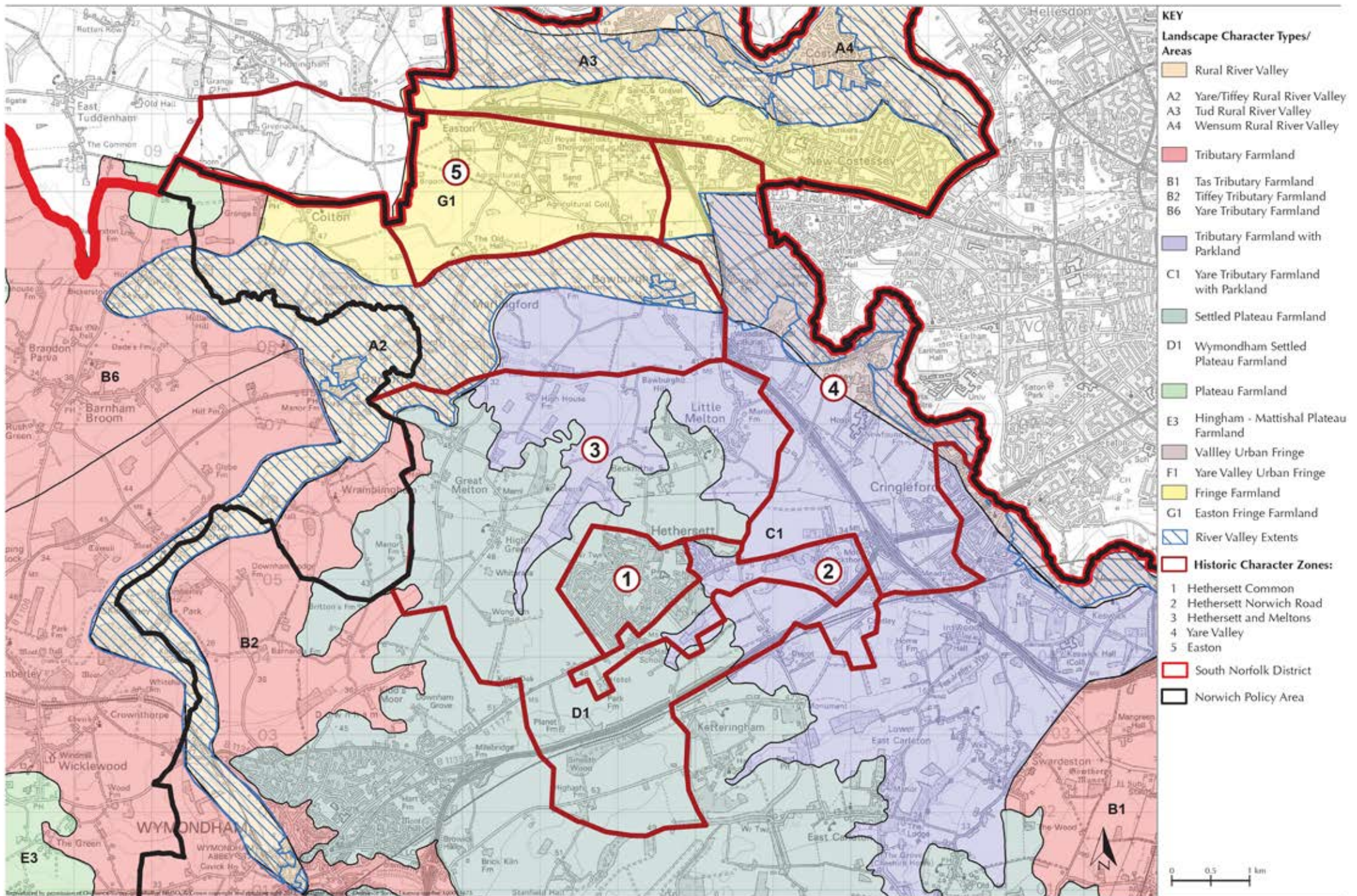


FIGURE 3.2c  
 Historic Character Zones  
 around Hethersett - Easton

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## **Appendix G**

Methodology and Visual Effects Tables

## LANDSCAPE EFFECTS

| Direct effects on landscape features          | Quality & Sensitivity | Existing Conditions  | Impact and Mitigation   | Magnitude of Change | Effect  |
|---|-----------------------|--|---|---------------------|---|
| <b>Trees</b>                                  | Medium                | Predominantly native trees along the field boundaries, including numerous English field maple and ash trees of medium landscape quality. | The majority of existing trees will be retained within the development proposals except for any assessed as unsuitable for retention due to their condition and the removal of some hedgerow trees where access points are required along the northern Site boundary and between Areas A and B. New tree planting is proposed within the public open space and to augment the field boundaries across the Site. | Medium              | Slight beneficial   |
| <b>Hedgerows</b>                              | Medium                | A number of hedgerows of medium landscape quality existing along the field boundaries.   | The majority of existing hedgerows will be retained within the development proposals except for small sections which will be removed in order to facilitate access along the northern Site boundary and between Areas A and B. New hedgerow planting is proposed to augment the field boundaries across the Site.   | Medium              | Slight adverse initially, becoming slight beneficial as new hedgerow planting matures |
| <b>The Site: Arable Farmland and Paddocks</b> | Medium                | The Site comprises one pastoral field sub-divided into paddocks, and part of a further field in arable use.                              | The loss of the paddocks and arable field, in Areas A and B, to proposed built form will be in part mitigated by the proposed public open space to the north and south of the Site, both of which will incorporate a number of environmental enhancements.  | Medium              | Moderate adverse  |
| <b>Water Courses</b>                          | N/A                   | None within the Site.  | N/A   |                     |   |
| <b>Public Rights of Way</b>                   | N/A                   | None within the Site.  | N/A   |                     |   |

| Indirect effects on landscape character |  | Existing Conditions  | Impact and Mitigation  | Magnitude of Change  | Effect                |
|---|--|--|--|--|-----------------------|
| <b>Site and Surrounding Area</b>        | <p>Site: Medium Quality and Sensitivity</p> <p>Farmland to south of Site: Medium Quality and Medium / High Sensitivity</p> | <p>The Site occupies a rectangular field and part of an irregular-shaped adjacent field, to the south of Town House Road and east of Longwater Lane. There are no notable landscape features contained within the Site save a small number of mature trees, the established hedgerow boundaries and internal hedgerows.</p> <p>The Site is bound to the north, east and west by existing development on Town House Road and Cleves Way, Lime Tree Avenue and Longwater Lane respectively. It is bound to the south by agricultural land which falls towards the River Tud.</p> <p>The wider landscape is influenced by the River Tud Valley, with farmland on the lower slopes and valley floor and settlement on the higher slopes.</p> | <p>The character of the Site will change from agricultural land to housing and new public open space. The new public open space, as well as the additional new tree and hedgerow planting, will contribute to enhancing the Site's landscape structure.</p> <p>The proposals are well related to the existing settlement pattern and are contained by existing development to the east, north and west. Development will not appear out of character in this location and the proposed development will not intrude materially on the more sensitive landscape of the valley floor to the south.</p> | <p>Site: High</p> <p>Farmland to south of Site: Medium / Low</p> | <p>Slight adverse</p> |
| <b>Landscape Value</b>                  | <p>Medium</p>  | <p>The Site and the neighbouring landscape are not covered by any statutory or non-statutory designations for landscape character or heritage. It is not publicly accessible and is generally well contained in views from public vantage points within the Tud River Valley.</p>  | <p>The proposals will create public access through the Site with a new public open spaces and children's play areas.</p>   | <p>Medium</p>  | <p>Slight adverse</p> |

## VISUAL EFFECTS

| Viewpoint  | Sensitivity  | Existing Conditions  | Proposals and mitigation   | Magnitude of Change | Visual Effect   |
|--|--------------|--|--|---------------------|---|
| <b>Town House Road</b><br><br>(Photographs 01, 02, 21, 22 and 23)            | Medium / Low | Views of Area A are possible from Town House Road adjacent to the northern Site boundary. Further east or west, views are screened by existing development and dense boundary vegetation. Views across the valley landscape are largely restricted to the field access by existing vegetation. | Where views are possible from Town House Road, they will look on to the proposed development, however, this will be set back behind open space and new tree planting which will reinforce the existing Site boundary vegetation. Development will not appear out of character on this section of Townhouse Road, given the presence of existing housing in the immediate vicinity. | Medium              | Slight adverse  |
| <b>Existing properties on Town House Road</b><br><br>(Photograph 10)         | High         | Views of Area A and the east of Area B are possible from the dwellings which face the Site on the north of Town House Road. Oblique views are possible the rear of the dwellings on the south of Town House Road to the immediate east of the Site.  | As with views from the road, where there are views from the existing properties on Town House Road, they will look onto the proposed development. Again, the development will be set back behind open space and new tree planting which will reinforce the existing Site boundary vegetation.  | Medium              | Moderate adverse (declining as landscaping matures within open space) |
| <b>The Catholic Church of Our Lady and St Walstan</b><br><br>(Photograph 04) | Medium       | Filtered views are possible from The Catholic Church of Our Lady and St Walstan through the hedgerow into the north of Area A.   | The limited views onto the Site will look onto the proposed area of public open space to the north of the Site. Views of new housing will be heavily filtered by existing and new planting in the open space.  | Low                 | Slight adverse  |
| <b>Lime Tree Avenue</b><br><br>(Photographs 09, 11 and 24)                   | Medium       | There are filtered views of Area A from rear upper floors of the dwellings on Lime Tree Avenue. Intervening field boundary vegetation prevent views of the interior of the Site.   | Where existing views are possible, there will be views onto the upper floors and roofs of the proposed development, however, these are filtered by existing Site boundary vegetation in some places, which will be reinforced by new planting which will further filter views as it matures.   | Medium              | Slight to moderate adverse  |

|  |               |  |   |              |  |
|--|---------------|--|---|--------------|--|
| <b>Existing properties on Longwater Lane (north of access between Longwater Lane and Area B)</b>                 | Medium - High | There are heavily filtered views across Area B through the gap in the western boundary hedgerow from the properties on Longwater Lane to the west of St Augustines school playing field. | Views of the proposed development will be possible from the properties on Longwater Lane. Some of these views are filtered by existing vegetation. This, together with proposed new boundary vegetation will increasingly filter these views as the planting matures.   | Medium       | Moderate-slight adverse changing to slight adverse as new planting matures |
| <b>Existing properties on Longwater Lane (south of access between Longwater Lane and Area B) (Photograph 16)</b> | Medium        | Views of Areas A and B are heavily filtered by the dense boundary vegetation around the field in which Area B sits.  | Views of the proposed development are unlikely from these properties due to the dense existing field boundary vegetation, the proposed new boundary vegetation and the setting back of the housing behind the area of public open space along the southern boundary.  | Negligible   | Neutral  |
| <b>Longwater Lane (Photographs 19 and 20)</b>  | Low           | Views of Areas A and B are heavily filtered by the dense boundary vegetation around the field in which Area B sits.  | Views of the proposed development will be screened by the existing intervening development and heavily filtered by intervening vegetation. Proposed vegetation along the southern Site boundary will contribute to the filtering of these views.  | Low          | Insignificant adverse  |
| <b>Bungalows east of Longwater Lane (Photograph 25)</b>  | Low           | Filtered views of the Site are possible from the bungalows to the east of Longwater Lane south of the River Tud.   | Filtered views of the development may be possible from these bungalows, however, the proposed development will be set back behind the area of public open space and seen within the context of existing development so will not be intrusive. Additionally, there will be substantial amounts of new vegetation along the southern Site boundary which will contribute towards screening these views as it matures. | Medium – Low | Slight adverse   |
| <b>East Hill Woods (Photographs 26 and 27)</b>   | Low           | Extremely limited views of the Site, notably of the higher parts of Area A, are possible from a small section of the informal path which runs along the north                            | Views of the Site are generally unavailable from within the woodland. Where occasional views exist from the edge of the woodland, housing would be seen in the context of adjacent  | Low          | Neutral / slight adverse (where views are available)                       |

|  |        |  |   |            |                       |
|--|--------|--|---|------------|-----------------------|
|  |        | of the East Hill Woodland. There are occasional opportunities for more expansive views of the Site from the edge of the woodland – again, predominantly of Area A – with adjacent housing also visible.                | development in Costessey and a broad swathe of farmland would remain within the fore and middle ground of the view. There would be little detriment to the amenity of the existing woodland walks as a result of development. |            |                       |
| <b>Existing properties on Hall Drive and the remains of Costessey Hall</b> | Medium | Heavily filtered views of parts of Area B are possible from the upper floors of the existing properties on Hall Drive and the derelict remains of Costessey Hall. Areas A is screened by dense intervening vegetation. | Heavily filtered views of the rooftops of the proposed development to the west of the Site may be possible from these locations, however, these will be seen in the context of the existing surrounding development.          | Negligible | Insignificant adverse |



## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints nearby), or few landscape effects but substantial visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas).
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which (for assessments of the effects of a development, rather than of the character or quality of the landscape itself), form the basis of the assessment and are as follows:-
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'Landscape Character Assessment, Guidance for England and Scotland, 2002', to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

### LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the value and significance of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:-

- (i) *existing land use;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *the scope for mitigation, which would be in character with the existing landscape; and*
- (v) *the value placed on the landscape.*

- M4 There is a strong inter-relationship between landscape/townscape quality and sensitivity as high quality landscapes/townscapes usually have a low ability to accommodate change.
- M5 For the purpose of our assessment, landscape/townscape quality and sensitivity has been combined and is assessed using the criteria in Table LE1. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less

attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.

M6 The concept of landscape/townscape value is also considered, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. Landscape value is:

*'The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.'*

M7 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation.

M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE2.

M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial or adverse.

M10 In this way, landscapes of the highest sensitivity and quality, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity and quality, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape effects have been judged at completion of the development.

## **VISUAL EFFECTS**

M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

M12 In describing the content of a view the following terms are used:-

- No view - no views of the development;
- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

M13 The sensitivity of the receptor was assessed using the criteria in Table VE1.

M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

#### **MITIGATION AND RESIDUAL EFFECTS**

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects of the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and once any landscape mitigation has had an opportunity to establish.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

#### **ASSESSMENT OF EFFECTS**

- M21 The assessment concisely considers and describes the main landscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate the text is supported by tables which summarise the sensitivity of the views/ landscape, the magnitude of change and describe any resulting effects.

#### **CUMULATIVE EFFECTS**

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

#### **ZONE OF THEORETICAL VISIBILITY (ZTV)**

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor

discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The proposed development is introduced into the model as either a representative spot height, or a series of heights, or a detailed 3D model of the development, and a viewer height of 1.7m is used. This is the first stage, or 'bare earth' ZTV which illustrates the theoretical visibility of a proposed development based on topography alone and does not take account of any landscape features such as buildings, woodland or settlements.

- M26 The second stage is to produce a 'with obstructions' ZTV with the same base as the 'bare earth' ZTV, but which gives a more accurate representation of what is 'on the ground'. Different heights are assigned to significant features such as buildings and woodland thus refining the model to aid further analysis. This data is derived from OS Maps and aerial photographs, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publically accessible areas.
- M27 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY, SENSITIVITY AND VALUE

|  | Very High  | High   | Medium  | Low   |
|--|--|--|---|---|
| Description of the Landscape/Townscape | <p><b>Landscape Quality:</b> Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park or Area of Outstanding National Beauty</p> <p><b>Townscape Quality:</b> A townscape of very high quality which is unique in its character, and recognised nationally/internationally. e.g. World Heritage Site</p> <p><b>Sensitivity:</b> A landscape/townscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and prominent.</p> <p><b>Value:</b> Very high quality landscape or townscape with Statutory designation for landscape/ townscape quality, eg. National Park, conservation area or registered park or garden.</p> | <p><b>Landscape Quality:</b> A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p><b>Townscape Quality:</b> A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p><b>Sensitivity:</b> A landscape/townscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would likely be discordant with the character of the landscape/townscape.</p> <p><b>Value:</b> High quality landscape or lower quality landscape or with un-fettered public access, eg. commons, public park or designated landscape.</p> | <p><b>Landscape Quality:</b> Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics.</p> <p><b>Townscape Quality:</b> A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p><b>Sensitivity:</b> A landscape/townscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would not be especially discordant.</p> <p><b>Value:</b> A landscape of local value which may have limited public access. No recognised statutory designation for landscape / townscape quality.</p> | <p><b>Landscape / Townscape Quality:</b> Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p><b>Sensitivity:</b> A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set.</p> <p><b>Value:</b> Landscape generally of poor quality with no public access, no designations or recognised cultural significance.</p> |

**Footnote:**

1. A distinction has been drawn between landscape/townscape quality and sensitivity. Quality is as a subjective judgement on perception and value of a landscape/townscape and may be informed by any national, regional or local designations for its quality. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

**Table LE 2 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE**

|  | High  | Medium   | Low   | Negligible   | Neutral   |
|--|---|--|---|--|---|
| <b>Description of the Change predicted</b> | Total loss of or severe damage to key characteristics, features or elements |  |   |  |   |
|  |   | Partial loss of or damage to key characteristics, features or elements |   |  |   |
|  |   |  | Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements |  |   |
|  |   |  |   | Very minor loss or alteration to one or more key landscape/townscape characteristics, features or elements |   |
|  |   |  |   |  | No loss or alteration of key landscape/ townscape characteristics, features or elements |

**Table LE 3 LANDSCAPE / TOWNSCAPE EFFECTS**

|                                  | Substantial  | Moderate   | Slight   | Neutral  |
|----------------------------------|--|--|--|--|
| <b>Description of the Effect</b> | <p>The proposals are damaging to the landscape/townscape in that they:</p> <ul style="list-style-type: none"> <li>• are at variance with the landform, scale and pattern of the landscape/ townscape;</li> <li>• are visually intrusive and would disrupt important views;</li> <li>• are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting;</li> <li>• will be damaging to a high quality or highly vulnerable landscape/ townscape;</li> <li>• cannot be adequately mitigated.</li> </ul> |  |  |  |
|                                  |  | <p>The proposals are:</p> <ul style="list-style-type: none"> <li>• out of scale or at odds with the landscape;</li> <li>• are visually intrusive and will adversely impact on the landscape/townscape;</li> <li>• not possible to fully mitigate;</li> <li>• will have an adverse impact on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements.</li> </ul> |  |  |
|                                  |  |  | <p>The proposals:</p> <ul style="list-style-type: none"> <li>• do not quite fit the landform and scale of the landscape/ townscape;</li> <li>• will impact on certain views into and across the area;</li> <li>• cannot be completely mitigated for because of the nature of the proposal or the character of the landscape/townscape;</li> <li>• affect an area of recognised landscape/townscape quality.</li> </ul> |  |
|                                  |  |  |  | <p>The proposals:</p> <ul style="list-style-type: none"> <li>• complement the scale, landform and pattern of the landscape/townscape;</li> <li>• incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape/ townscape;</li> <li>• avoid being visually intrusive and adversely affecting the landscape/ townscape;</li> <li>• maintain or improve existing landscape/townscape character.</li> </ul> |

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

**Table VE 1**

**VISUAL SENSITIVITY**

|                             | High   | Medium  | Low   |
|-----------------------------|--|---|---|
| Description of the Receptor | <p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day.</p> <p>Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p> | <p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p> | <p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p> |

| Table VE 2                          |   | VISUAL MAGNITUDE OF CHANGE |        |     |            |         |
|-------------------------------------|---|----------------------------|--------|-----|------------|---------|
|                                     |   | High                       | Medium | Low | Negligible | Neutral |
| Description of the Change predicted | Dominating changes over all or most of the view(s).   |                            |        |     |            |         |
|                                     | Major changes over a large proportion of the view(s). |                            |        |     |            |         |
|                                     | Major changes over a small proportion of the view(s). |                            |        |     |            |         |
|                                     | Minor changes over a small proportion of the view(s). |                            |        |     |            |         |
|                                     | No discernable change to the view(s)                  |                            |        |     |            |         |

| Table VE 3                 |  | VISUAL EFFECTS |          |        |               |         |
|----------------------------|--|----------------|----------|--------|---------------|---------|
|                            |  | Substantial    | Moderate | Slight | Insignificant | Neutral |
| Description of the Effects | The proposals would cause significant damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be an obvious or dominant element in the view.                |                |          |        |               |         |
|                            | The proposals would cause some damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.                        |                |          |        |               |         |
|                            | The proposals would cause limited damage (or improvement) to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater damage (or improvement) to a view from a receptor of low sensitivity. |                |          |        |               |         |
|                            | The proposals would not significantly change the view but would still be discernible.  |                |          |        |               |         |
|                            | No change in the view.   |                |          |        |               |         |

**Footnote:**  
1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.





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